

A-7707

9/8/2011

REPORTS OF COMMITTEES

7575

~~a line 175 feet east of and parallel to North Spaulding Avenue; West Wabansia Avenue;
a line 150 feet east of and parallel to North Spaulding Avenue; and the public alley next
north of and parallel to West Wabansia Avenue,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

*Reclassification Of Area Shown On Map No. 5-K.
(As Amended)
(Application No. A-7707)*

IPD 808, 99

(Common Address: 1701 -- 1759 N. Kostner Ave., 4248 -- 4358 W. Wabansia Ave.,
1701 -- 1753 N. Kildare Ave. And 1700 -- 1756 N. Kildare Ave.)

[SO2011-4136]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the POS-2 Neighborhood Park, Mini-Park or Play Lot District symbols and indications as shown on Map Number 5-K in the area bounded by:

a line 575 feet north of and parallel to West Wabansia Avenue; the alley next west of and parallel to North Tripp Avenue; West Wabansia Avenue; and North Kildare Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District and Institutional Planned Development Number 808 symbols and indications as shown on Map Number 5-K in the area bounded by:

the south right-of-way line of the Chicago, Milwaukee, St. Paul & Pacific Railroad; North Kildare Avenue; a line 575 feet north of and parallel to West Wabansia Avenue; the alley next west of and parallel to North Tripp Avenue; West Wabansia Avenue; and North Kostner Avenue,

to the designation of Institutional Planned Development Number 808, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 808, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 808 ("Planned Development"), as amended, consists of approximately 541,655 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the City of Chicago, the Chicago Board of Education, the Chicago Park District and the Public Building Commission of Chicago ("Owners"). Aldermen Ariel E. Reboyras (30th Ward) and Regner Suarez (31st Ward) are co-sponsoring this application on behalf of the Owners.

The Property consists of Subarea A of approximately 266,688 square feet, Subarea B of approximately 149,081 square feet and Subarea C of approximately 54,570 square feet for a total net site area of 470,339 square feet (10.80 acres).

2. All applicable official reviews, approvals or permits are required to be obtained by the Owners of the Property or subarea, if applicable, their successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, shall require a separate submittal on behalf of the Owners, or owner of a subarea, if applicable only to a subarea, their successors, assignees or grantees and approval by the Chicago City Council.
3. The requirements, obligations and conditions contained within this amended Planned Development shall be binding upon the Owners, their successors, assignees or grantees and, the legal titleholders or any ground lessees, their respective successors and assignees for each subarea. All rights granted hereunder to the Owners shall inure to the benefit of the Owners' successors and assignees, and if different than the Owners, the legal titleholder and any ground lessees and their respective successors and assigns for each subarea. Pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. The Owners of, or designated controlling party for, each subarea may seek amendments, changes or modifications for that subarea without the consent of the Owners or designated controlling parties of the other subareas. Single designated control for the purpose of this paragraph shall mean the party who is authorized by the

Owners, their successors and assignees, for purposes of seeking approval of Planned Development amendments, changes or modifications of their particular subarea. This provision is not intended to interfere with, abrogate or annul any zoning rights agreement, deed restrictions or other written agreement between or among the Owners of a subarea or subareas within this Planned Development. An agreement among the Owners or a covenant binding the Owners may designate the authorized party for any future amendment, modification or change to a subarea or subareas.

The Chicago Board of Education and the Chicago Park District have entered into a Shared Use Agreement ("Agreement") regarding future amendments, modifications or changes to Subareas A, B and C. Pursuant to the Agreement the Board of Education has exclusive control over Subarea A and may seek amendments, changes or modifications to Subarea A without the Park District's consent, the Park District has exclusive control over Subarea C and may seek amendments, changes or modifications to Subarea C without the Board of Education's consent. Consent from both the Board of Education and the Park District is required for amendments, changes or modifications to Subarea B which contains athletic facilities to be shared by both parties during the term of the Agreement.

4. This plan of development consists of seventeen (17) statements and the following exhibits: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan and Eastern Building Elevations prepared by Cannon Design Architects and Hitchcock Design Group Architects dated August 18, 2011. All Planned Development exhibits labeled and dated November 15, 2001, and not included or referenced as a part of this amendment, will remain valid. Full size copies of the Site Plans, Landscape Plans and Building Elevation are on file with the Department of Housing and Economic Development. The Planned Development is applicable to the Property delineated herein and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 808, as amended:
 - Subarea A: school, recreation and accessory uses and accessory parking and loading and accessory uses, as permitted in RT4 (Residential Two-Flat, Townhouse and Multi-Unit) Districts.
 - Subarea B: school, parks and recreation, including, without limitation, public parks, public open spaces and public play fields, as permitted in RT4 (Residential Two-Flat, Townhouse and Multi-Unit) Districts.
 - Subarea C: parks and recreation and accessory uses, as permitted in RT4 (Residential Two-Flat, Townhouse and Multi-Unit) Districts.

6. On-premises signs and temporary signs such as construction and identification signs shall be permitted within the Planned Development subject to the review and approval by the Department of Housing and Economic Development ("Department"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Construction in North Kildare Avenue, to be closed from the north right-of-way line of West Wabansia Avenue to a line 575 feet north thereof, must be reviewed and approved by the Department of Transportation.
8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations as measured by the Zoning Ordinance and shall be subject to the height limitations established by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definitions of the Zoning Ordinance shall apply.
10. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of Streets and Sanitation, Environment and Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.
11. After the passage of this amended Planned Development, new improvements on the Property shall be designed, constructed and maintained in substantial conformance with the attached Site Plan and Landscape Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Zoning Ordinance and corresponding regulations and guidelines where compatible with the attached Site Plan and Landscape Plan.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611 of the Zoning Ordinance by the Commissioner of the Department upon the application for such a modification by the Owners of a subarea, their successors and assigns and, if different than the Owners, the legal titleholders and any ground lessors of the subarea, provided that such modifications are minor, appropriate and consistent with the nature of the improvements contemplated by this amended Planned Development and the purposes underlying the provisions hereof.
13. The high school facilities and parking lot located within Subarea A have been fully designed and are occupied as of the date of this amended Planned Development. The recreational and athletic facilities to be constructed on Subareas B and C will be

constructed after the passage of this amended Planned Development. Usage of, and rights to, Subareas A, B and C are defined in a Shared Use Agreement between the Chicago Park District and the Chicago Board of Education. The Site Plan and Landscape Plan for the improvements in Subareas B and C are to be submitted to the Department pursuant to Section 17-13-0610 of the Zoning Ordinance for Part II approval. The Department shall retain copies of the approved Site Plan, Landscape Plan and Eastern Building Elevations (on permanent file with the Department) and they shall be deemed to be an integral part of this amended Planned Development. Site Plan, Landscape Plan and Building Elevations may be changed and modified in the separate subareas pursuant to the provisions of Statements 3 and 12 above.

14. The Owners' acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Owners shall design, construct and maintain the facilities within this Planned Development in an energy efficient manner generally consistent with the Leadership in Energy and Environmental Design (LEED).
15. The City of Chicago established a Part II Review Fee in the amount of \$0.25 per square foot of building area. The Part II Review Fee is assessed by the Department during the actual Part II Review. The fee as determined by the Department staff at that time is final and binding on Owner of a subarea and must be paid to the Department prior to the issuance of Part II Approval for new building construction.
16. The Owners acknowledge it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
17. Unless substantial construction of the improvements in Subareas B and C commences within six (6) years following adoption of this amended Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the rezoning of Subareas A, B and C shall automatically revert to their prior zoning of Institutional Planned Development Number 808 (Subarea A) and POS-2 Public Open Space (Subareas B and C) classifications. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Exterior Building Elevations referred to in these Plan of Development Statements printed on pages 7582 through 7588 of this *Journal*.]

A-7707

7580

JOURNAL--CITY COUNCIL--CHICAGO

9/8/2011

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No. 808, As Amended.

North Grand High School And Greenebaum Park.

Bulk Regulations And Data Table.

Gross Site Area	Public Right-Of-Way	Net Site Area*
541,655 square feet (12.43 acres)	71,316 square feet (1.63 acres)	470,339 square feet (10.80 acres)*
Net Site Area:		
Subarea A:	266,688 square feet (6.122 acres)	
Subarea B:	149,081 square feet (3.422 acres)	
Subarea C:	54,570 square feet (1.253 acres)	
Total:	470,339 square feet (10.80 acres)*	
Maximum Floor Area Ratio:		
Subarea A:	1.2	
Subarea B:	1.0	
Subarea C:	0.1	
Subarea C:	0.1	
Permitted Uses:	Institutional, educational, recreational and related uses as set forth in Statement Number 5	

* Net Site area contains the area of North Kildare Avenue, from the north line of West Wabansia Avenue to a point 575 feet north thereof, for a total of 39,950 square feet.

**Minimum Number of Accessory
Off-Street Parking Spaces:**

Subarea A:	93
Subarea B:	0
Subarea C:	0

**Minimum Number of Off-Street
Loading Spaces:**

Subarea A:	2
Subarea B:	0

**Minimum Number of
Bicycle Spaces:**

Subarea A:	12
Subarea B:	0
Subarea C:	12

Maximum Building Height:

Subarea A:	50 feet (not including mechanicals)
Subarea B:	20 feet
Subarea C:	20 feet

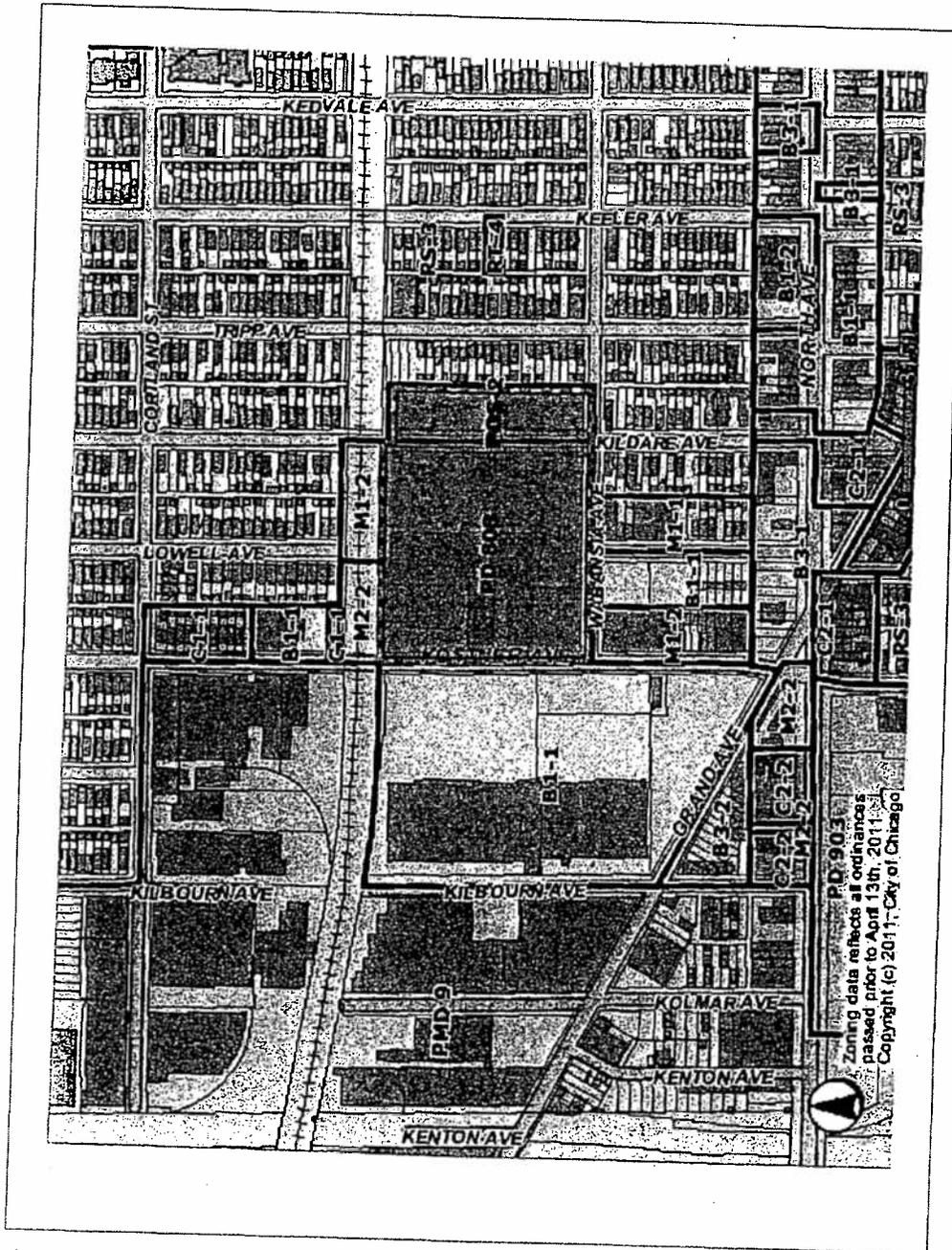
Maximum Site Coverage:

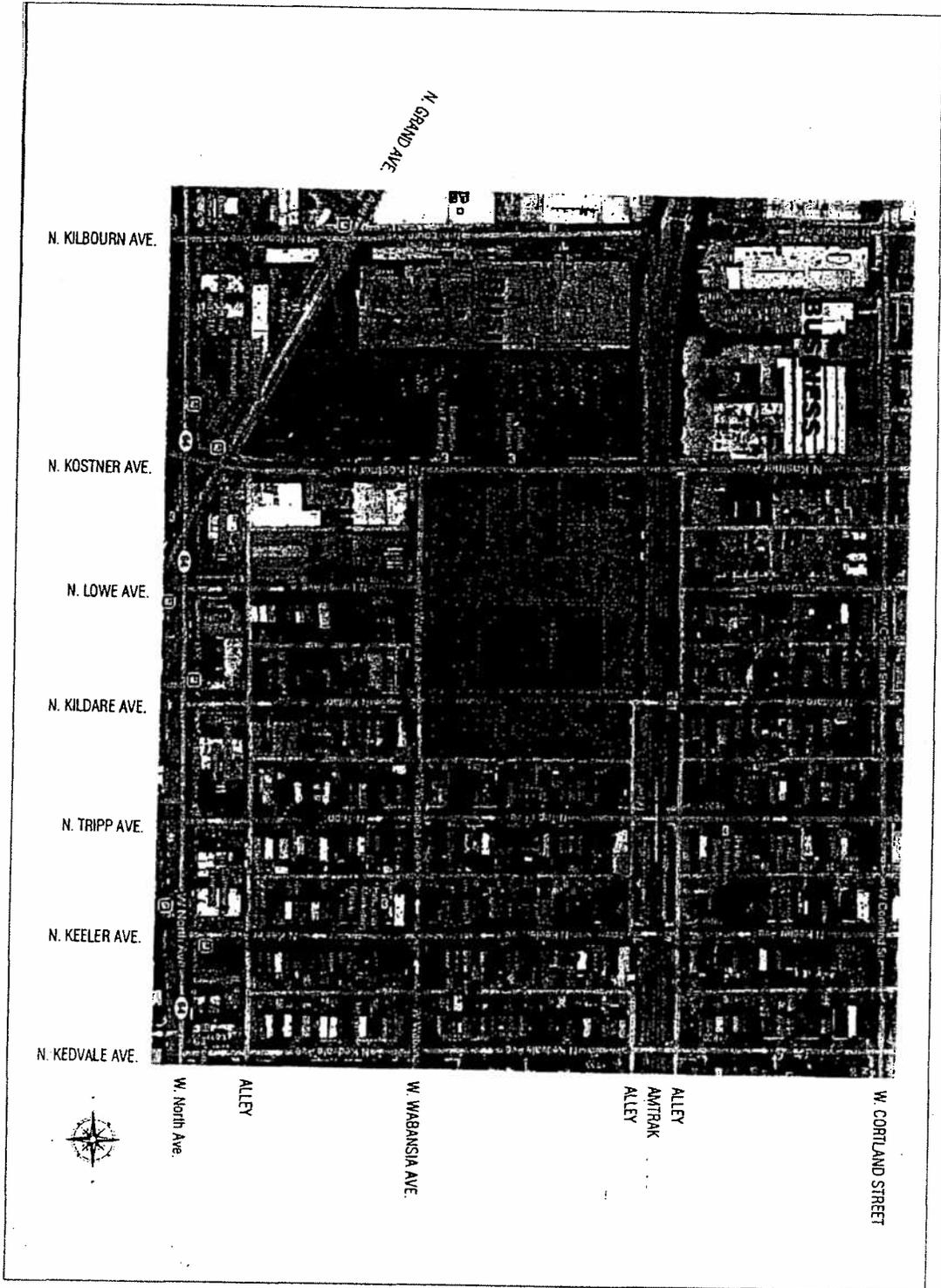
In substantial compliance with the
attached Site Plan

Minimum Set Backs:

Per Site Plan

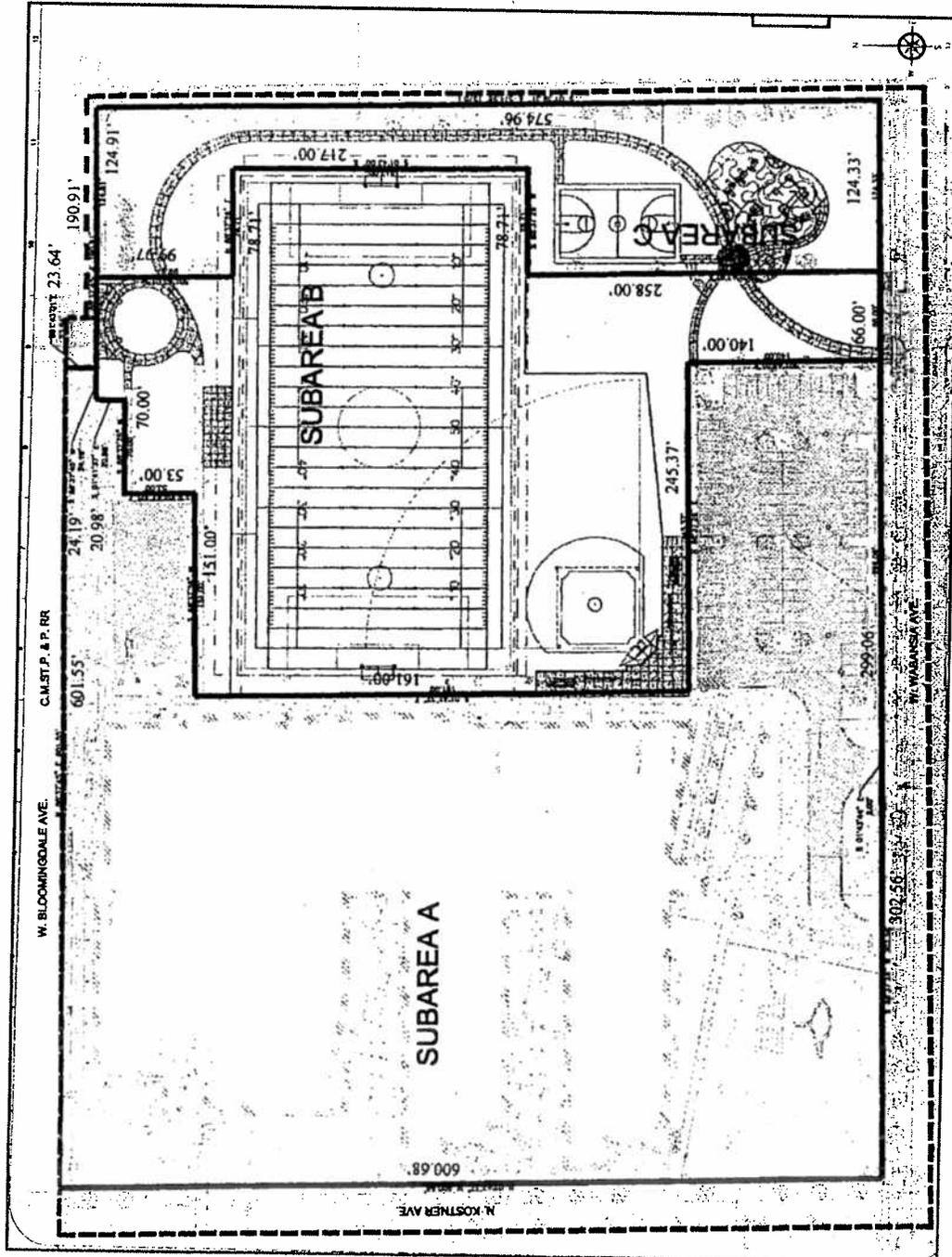
Existing Zoning Map.

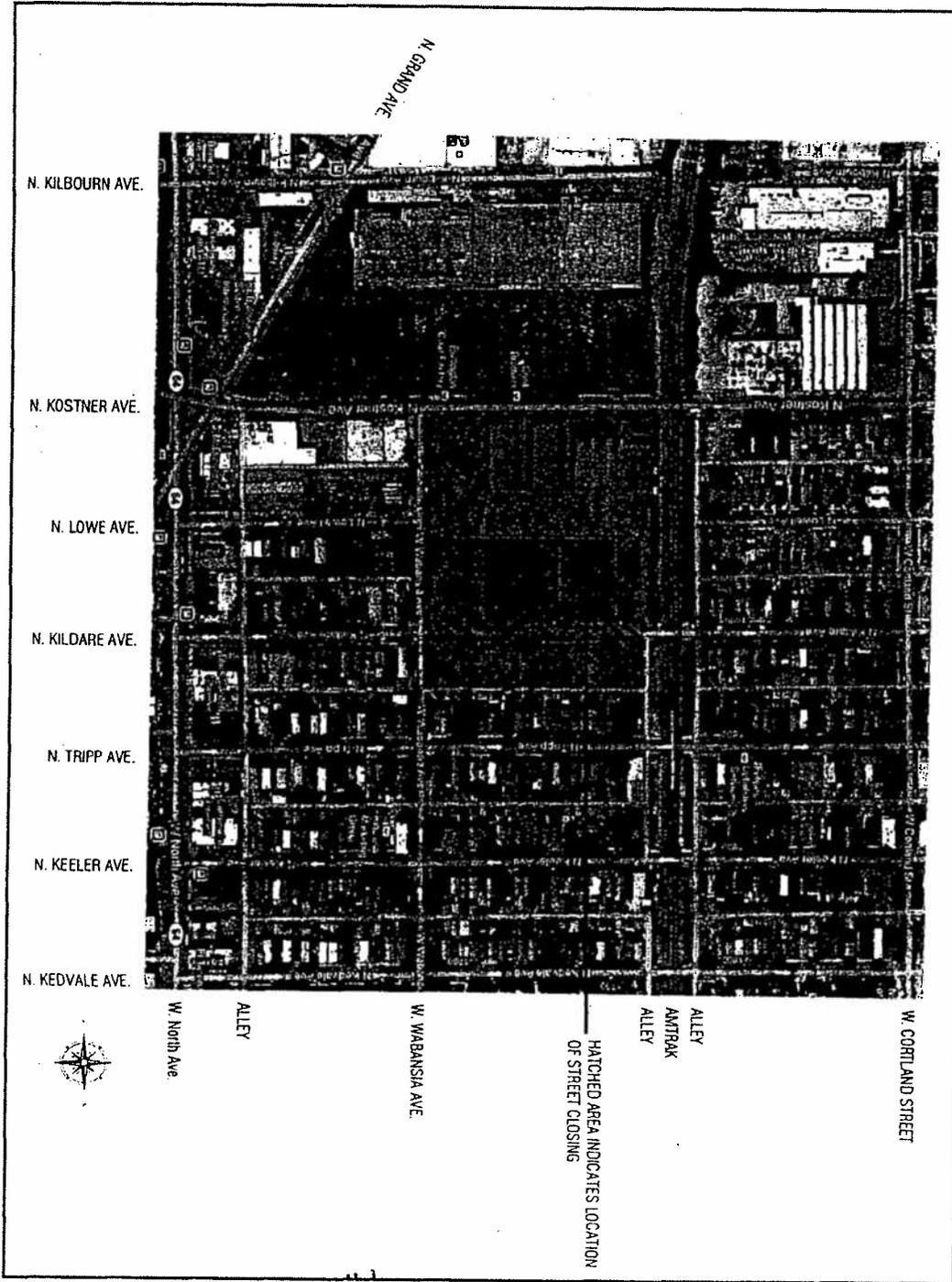




Existing Land-Use Map.

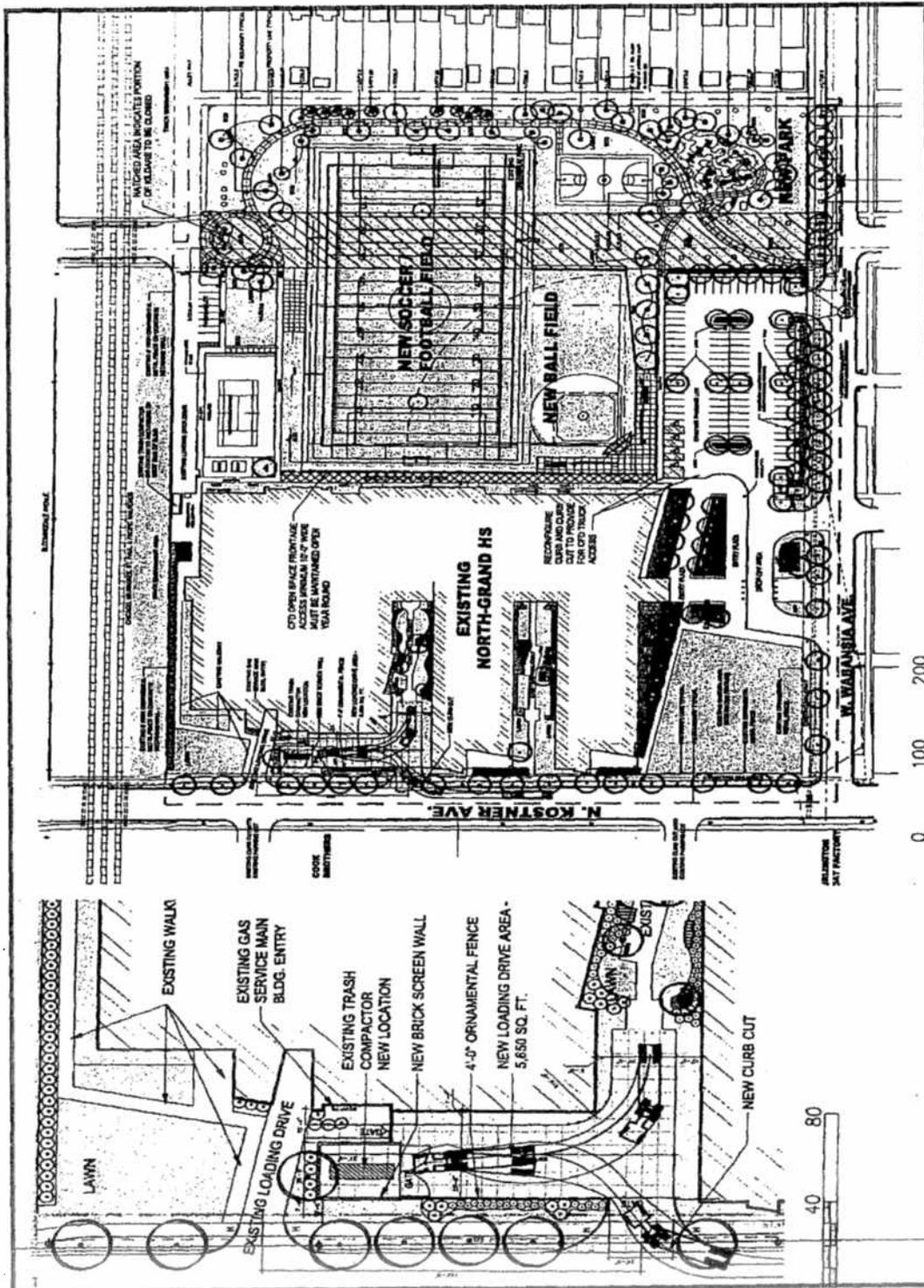
Planned Development Boundary And Property Line Map.



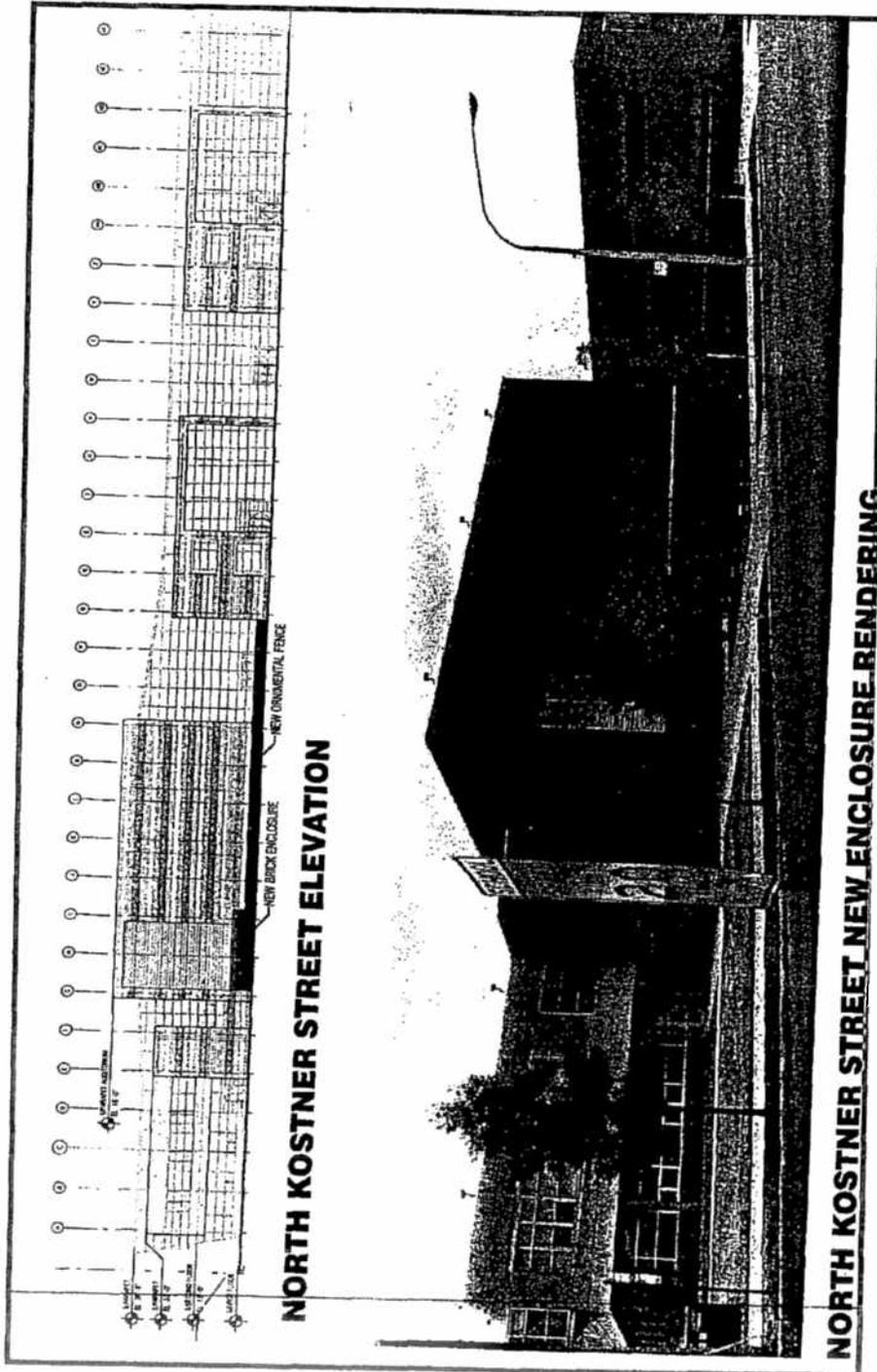


Right-Of-Way Adjustment Map

Landscape Plan.



Exterior Building Elevations.



Subarea 1: West Belden Avenue; North Leavitt Street; West Lyndale Street; the alley next east of and parallel to North Leavitt Street; a line 197.5 feet south of and parallel to West Lyndale Street; North Leavitt Street; a line 24 feet north of and parallel to West Palmer Street; the alley next west of and parallel to North Leavitt Street; a line 72 feet north of and parallel to West Palmer Street; North Leavitt Street; a line 96 feet north of and parallel to West Palmer Street; and the alley next west of and parallel to North Leavitt Street;

Subarea 2: West Palmer Street; North Leavitt Street; a line 232.5 feet south of and parallel to West Lyndale Street; the alley next east of and parallel to North Leavitt Street; the alley next north of and parallel to West Webster Avenue; North Leavitt Street; a line 192 feet south of and parallel to West Palmer Street; and the alley next west of and parallel to North Leavitt Street; West Palmer Street;

Subarea 3: A line 216 feet south of and parallel to West Palmer Street; North Leavitt Street; West Shakespeare Avenue; the alley next east of and parallel to North Leavitt Street; a line 96 feet south of and parallel to West McLean Avenue; the alley next west of and parallel to North Leavitt Street; a line 24 feet south of and parallel to West McLean Avenue; North Leavitt Street; West Dickens Avenue; the alley next west of and parallel to North Leavitt Street; a line 24 feet south of and parallel to West Charleston Street; North Leavitt Street; West Charleston Street; the alley next west of and parallel to North Leavitt Street; West Shakespeare Avenue; a line 96 feet west of and parallel to North Leavitt Street; the alley next north of and parallel to West Shakespeare Avenue; and the alley next west of and parallel to North Leavitt Street,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 5-K.

(As Amended)

(Application Number A-4765)

IPD 808

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the

R4 General Residence District, M1-2 Restricted Manufacturing District and M2-2 General Manufacturing District symbols and indications as shown on Map Number 5-K in the area bounded by:

North Kostner Avenue; the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way; North Kildare Avenue; and West Wabansia Avenue,

to those of an R4 General Residence District which is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications to an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 808.

Plan Of Development Statements.

1. The area delineated herein as an institutional planned development consists of approximately three hundred sixty thousand seven hundred ninety-eight (360,798) square feet (eight and twenty-eight hundredths (8.28) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and which is owned or controlled by the Chicago Board of Education ("Applicant") and the Public Building Commission of Chicago.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned

development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This planned development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map, and a Site/Landscape Plan and Building Elevations prepared by OWP&P Architects and VOA Associates, Inc., dated November 15, 2001. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply.
5. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the requirements thereof, and satisfies the established criteria for approval as a planned development.
6. The uses permitted within the area of delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, offices, accessory parking and related uses incidental thereto.
7. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.

9. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
10. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
11. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. Improvements of the Property, including landscaping, all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance, City regulations and guidelines.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all a

by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

15. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
16. Unless substantial new construction on the property has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to its prior R4 General Residence District, M1-2 Restricted Manufacturing District and M2-2 General Manufacturing District designations.

[Existing Zoning Map; Plan Development Boundary Map;
Existing Land-Use Map; Site and Landscape Plan;
and Building Elevation Drawings referred to
in these Plan of Development Statements
printed on pages 77717 through
77722 of this
Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development

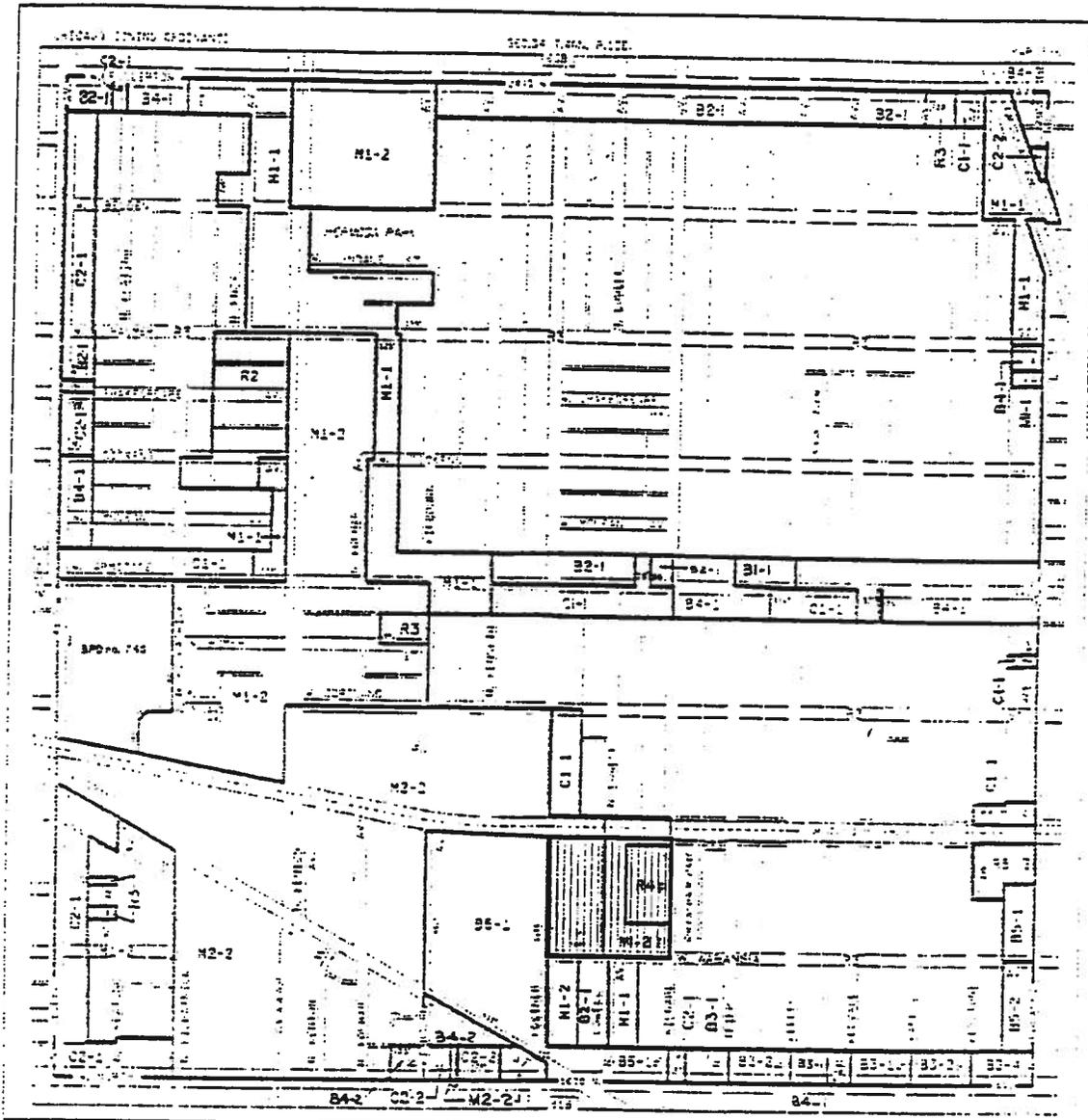
New West Side Neighborhood High School

Bulk Regulations And Data Table.

Gross Site Area	Public Right-Of-Way	Net Site Area
422,036 square feet (9.69 acres)	61,238 square feet (1.41 acres)	360,798 square feet (8.28 acres)
Maximum Permitted Floor Area Ratio for Net Site Area:	1.0.	
Minimum Number of Off-Street Parking Spaces:	93 provided.	
Minimum Number of Off-Street Loading Berths:	2 berths.	
Maximum Building Height:	48 feet, 6 inches (not including mech.)	
Minimum Setbacks:	Per Site Plan.	

Existing Zoning Map.

INSTITUTIONAL PLANNED DEVELOPMENT
NEW WEST SIDE NEIGHBORHOOD HIGH SCHOOL
EXISTING ZONING MAP



PLANNED DEVELOPMENT
BOUNDARY

APPLICANT: CHICAGO BOARD OF EDUCATION
ADDRESS: WEST WABANSIA & NORTH KOSTNER

DATE: SEPTEMBER 5, 2001
REVISED: NOV 15, 2001

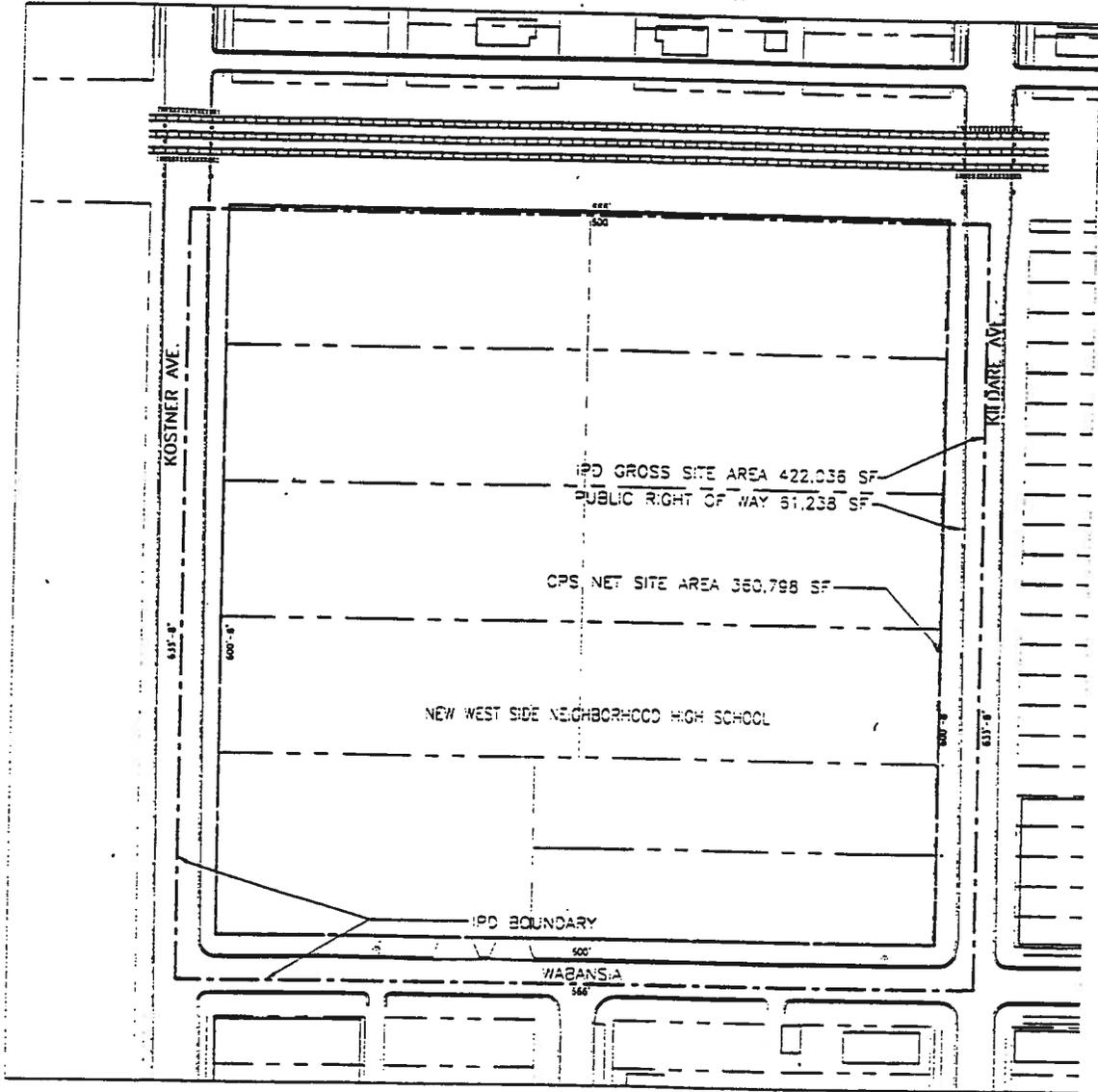
CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

PREPARED BY: OWP&P ARCHITECTS
& VOA ASSOCIATES INC.

Planned Development Boundary.

INSTITUTIONAL PLANNED DEVELOPMENT
NEW WEST SIDE NEIGHBORHOOD HIGH SCHOOL
PLANNED DEVELOPMENT BOUNDARY



PLANNED DEVELOPMENT BOUNDARY

SCALE: 1" = 100'-0"

APPLICANT: CHICAGO BOARD OF EDUCATION
ADDRESS: WEST WABANSIA & NORTH KOSTNER

DATE: SEPTEMBER 5, 2001
REVISED: NOV 15, 2001

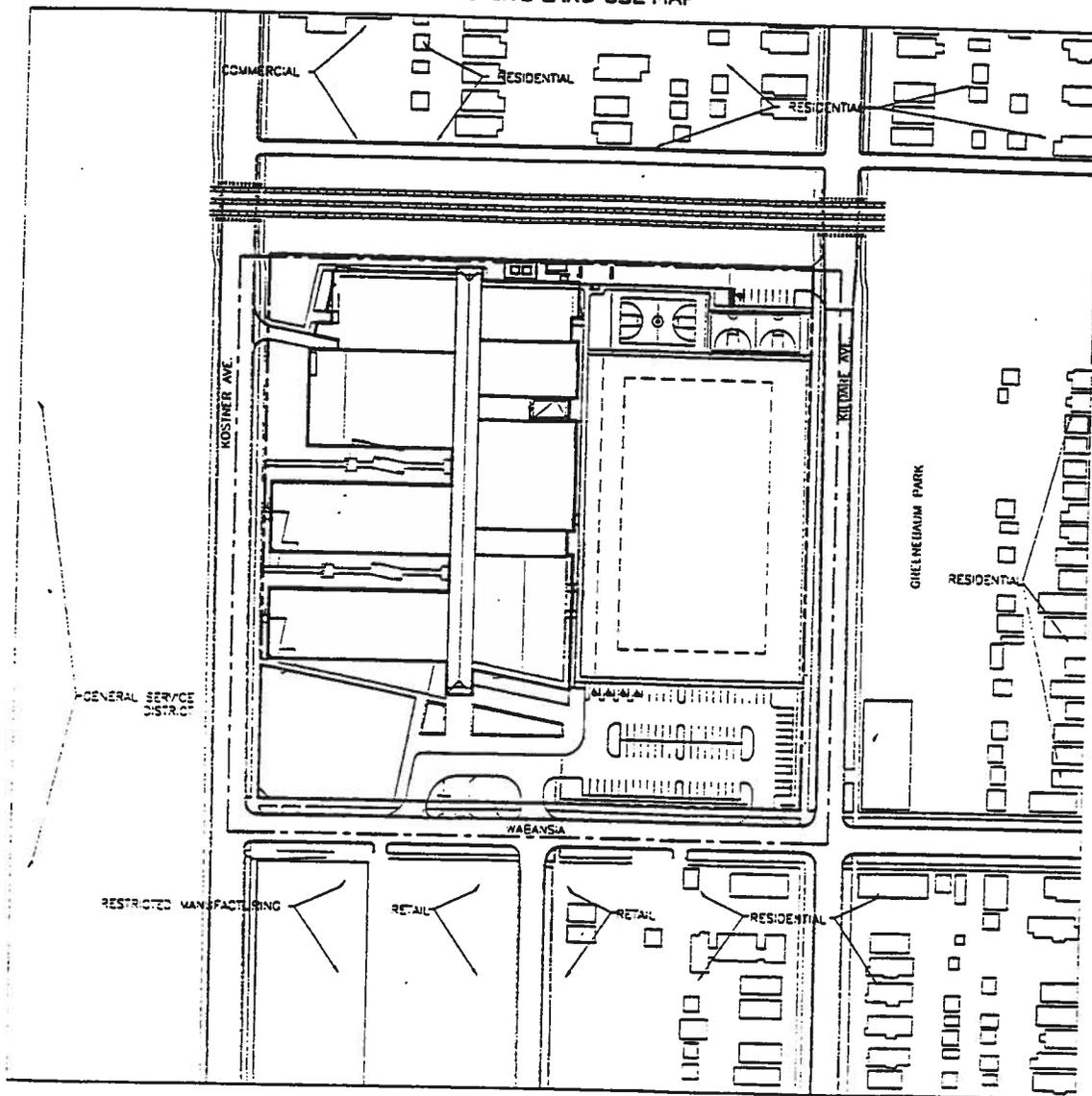
CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

PREPARED BY: OWP&P ARCHITECTS
& VOA ASSOCIATES INC

Existing Land-Use Map.

INSTITUTIONAL PLANNED DEVELOPMENT
NEW WEST SIDE NEIGHBORHOOD HIGH SCHOOL
EXISTING LAND USE MAP



--- PLANNED DEVELOPMENT BOUNDARY

N
SCALE: 1" = 150'-0"

APPLICANT: CHICAGO BOARD OF EDUCATION
ADDRESS: WEST WABANSIA & NORTH KOSTNER

DATE: SEPTEMBER 5, 2001
REVISED: NOV 15, 2001

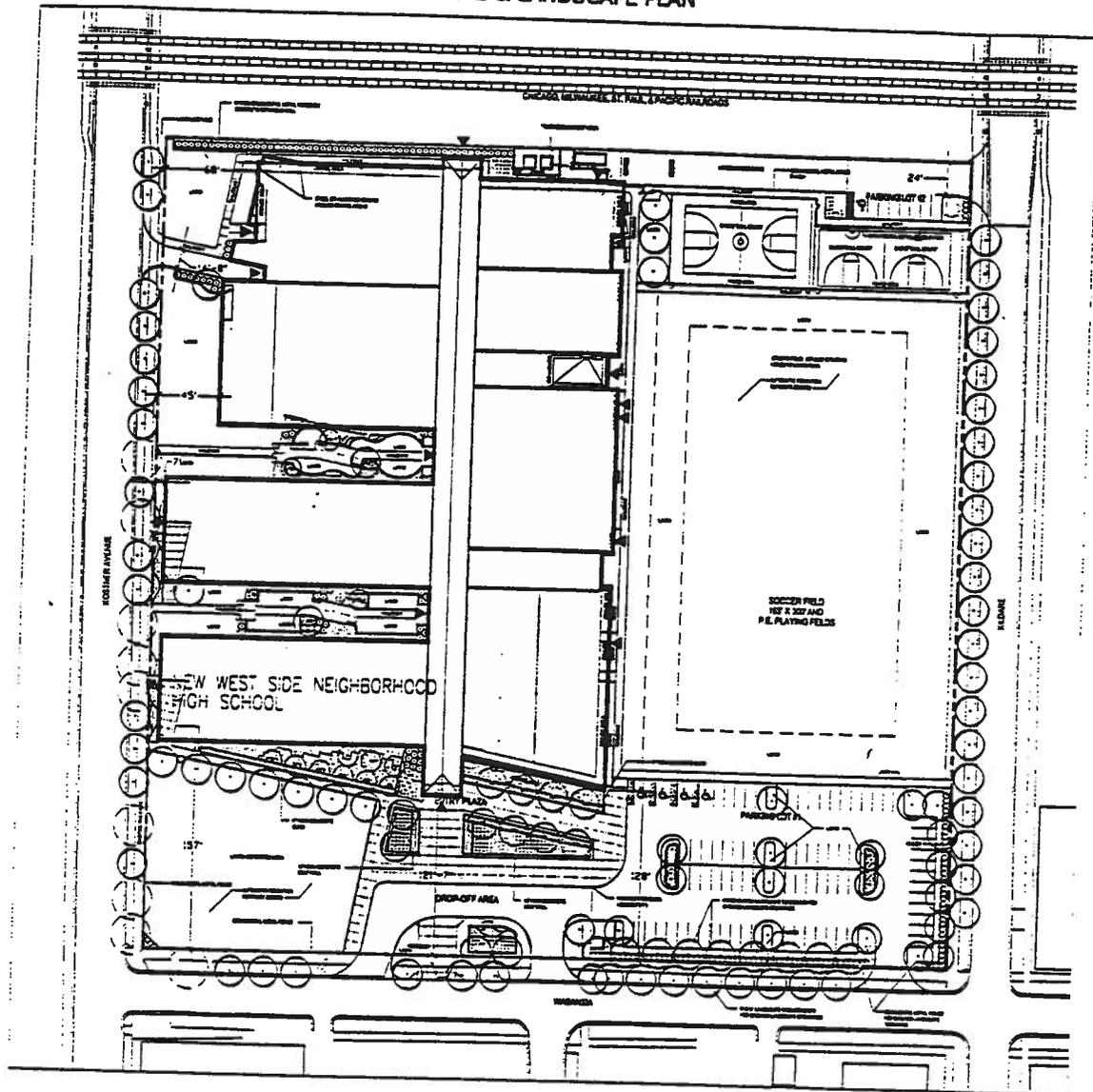
CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

PREPARED BY: OWP&P ARCHITECTS
& VOA ASSOCIATES INC.

Site And Landscape Plan.

INSTITUTIONAL PLANNED DEVELOPMENT
NEW WEST SIDE NEIGHBORHOOD HIGH SCHOOL
SITE & LANDSCAPE PLAN



N
SCALE: 1" = 100'-0"

APPLICANT: CHICAGO BOARD OF EDUCATION
ADDRESS: WEST WABANSIA & NORTH KOSTNER

DATE: SEPTEMBER 5, 2001
REVISED: NOV 15, 2001

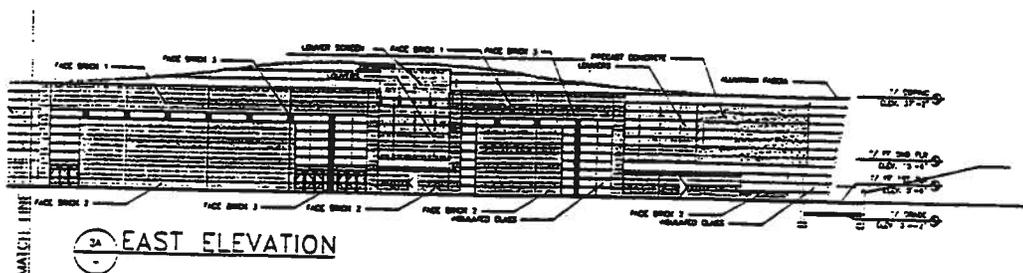
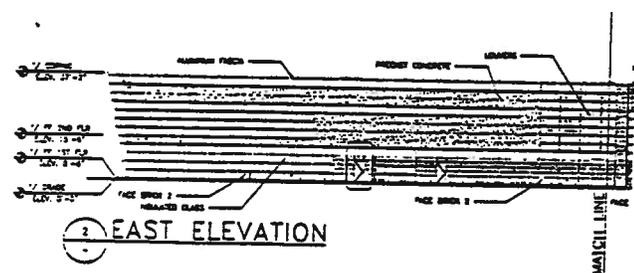
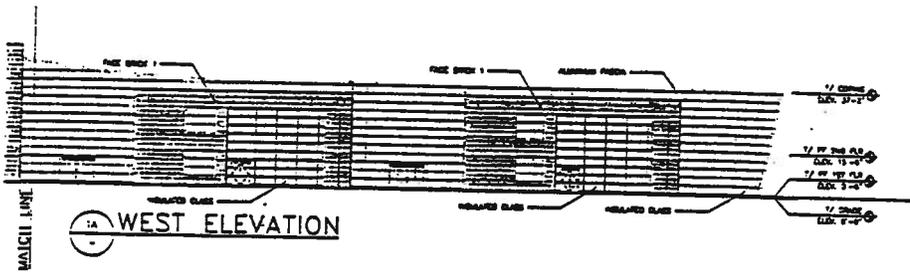
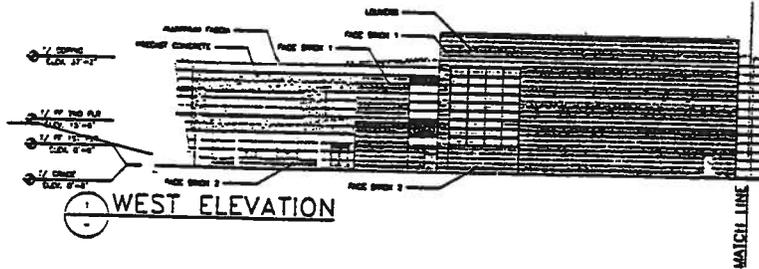
CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

PREPARED BY: OWP&P ARCHITECTS
& VOA ASSOCIATES INC.

Building Elevations.
(Page 1 of 2)

INSTITUTIONAL PLANNED DEVELOPMENT
NEW WEST SIDE NEIGHBORHOOD HIGH SCHOOL
BUILDING ELEVATIONS



SCALE: 1" = 50'-0"

APPLICANT: CHICAGO BOARD OF EDUCATION
ADDRESS: WEST WABANSIA & NORTH KOSTNER

DATE: SEPTEMBER 5, 2001
REVISED: NOV 15, 2001

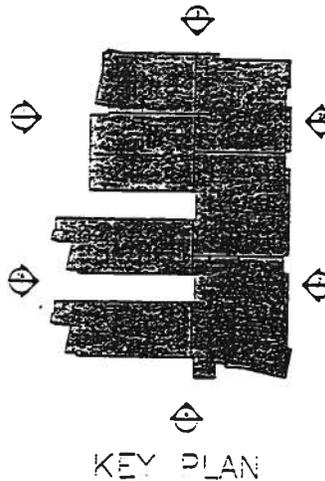
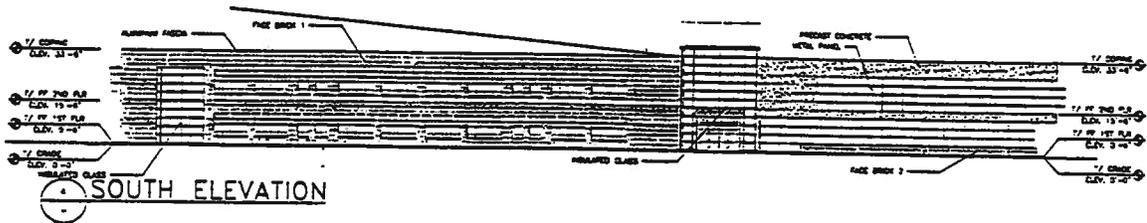
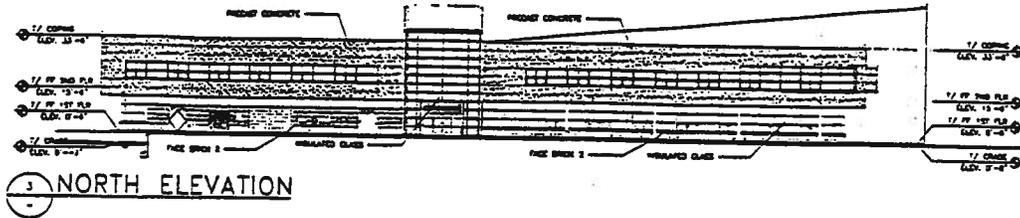
CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

PREPARED BY: OWP&P ARCHITECTS
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Building Elevations.
(Page 2 of 2)

INSTITUTIONAL PLANNED DEVELOPMENT
NEW WEST SIDE NEIGHBORHOOD HIGH SCHOOL
BUILDING ELEVATIONS



SCALE: 1" = 50'-0"

APPLICANT: CHICAGO BOARD OF EDUCATION
ADDRESS: WEST WABANSIA & NORTH KOSTNER

DATE: SEPTEMBER 5, 2001
REVISED: NOV 15, 2001

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